

## 5.1 CONCEPTUAL HOUSING PLAN

This chapter contains a conceptual description of the ways that Alternative 5 would accommodate the additional housing foreseen in Mitigation Measure SOCIO-1b.

Under this conceptual plan, additional housing would be built in both the NASA Research Park (NRP) and Bay View areas.

### A. *Land Use*

Table 5.1-1 and Figure 5.1-1 show a conceptual land use plan and development summary for configuration changes that would accommodate the additional housing foreseen under Mitigation Measure SOCIO-1b. As shown in the table and the figure, the land use plan would be changed in the following ways:

#### 1. NRP Area

To accommodate additional housing, the following changes would be made to Alternative 5 in the NRP Area:

- The land area of NRP Parcel 1, which is proposed to accommodate the Lab Project proposed under the baseline, would be decreased. The development potential of this parcel could be kept the same through an increase in the parcel's allowed FAR.
- The land area of NRP Parcel 6, which is proposed for housing, would be increased, with a corresponding increase in its development potential.
- A portion of Buildings 19<sup>1</sup> and 20 would be redesignated for use as dormitory housing. This would be in keeping with the historic use of these buildings, which were originally built as enlisted men's and officer's housing respectively.

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<sup>1</sup> 90,000 square feet of Building 19 would remain office space.

**Table 5.1-1: Potential Reconfiguration of Alternative 5 to Accommodate Additional Housing**

| Parcel              | Land Use                    | Parcel Area (HECT) | Parcel Area (AC) | FAR  | Developable Area (MS) | Developable Area (SF) |
|---------------------|-----------------------------|--------------------|------------------|------|-----------------------|-----------------------|
| Ames Campus         | 1 ARC Facilities            | 89.03              | 220.01           | 0.31 | 277,748               | 2,989,658             |
|                     | 2 Preserve                  | 3.15               | 7.78             | N/A  |                       | N/A                   |
|                     | 3 Recreation                | 1.62               | 4.01             | N/A  |                       | N/A                   |
|                     | <b>Sub Total</b>            | <b>93.8</b>        | <b>231.8</b>     |      | <b>277,748</b>        | <b>2,989,658</b>      |
| NASA Research Park  | 1 Lab Project *             | 2.43               | 6.00             | N/A  | 11,148                | 120,000               |
|                     | 2 Lab Project *             | 7.90               | 19.53            | 0.71 | 55,742                | 600,000               |
|                     | 3 University Reserve        | 1.03               | 2.53             | 0.75 | 7,711                 | 83,000                |
|                     | 4 Partner Parcel            | 1.50               | 3.70             | 0.18 | 2,661                 | 28,645                |
|                     | 5 University Reserve        | 11.58              | 28.60            | 0.75 | 86,864                | 935,000               |
|                     | 6 University Reserve        | 3.81               | 9.42             | 1.15 | 43,850                | 472,000               |
|                     | 7 Computer Museum           | 1.26               | 3.11             | 0.88 | 11,148                | 120,000               |
|                     | 8 Partner Parcel            | 2.43               | 6.00             | 0.75 | 18,116                | 195,000               |
|                     | 9 Gateway Parcel            | 0.26               | 0.65             | N/A  | N/A                   | N/A                   |
|                     | 10 Partner Shared           | 0.77               | 1.91             | N/A  | N/A                   | N/A                   |
|                     | 11 Partner Shared           | 1.36               | 3.35             | 0.08 | 1,115                 | 12,000                |
|                     | 12 Historic District *      | 7.91               | 19.55            | N/A  | 8,268                 | 89,000                |
|                     | 12a Historic District       |                    |                  |      | 17,280                | 186,000               |
|                     | 13 Historic District Infill | 2.59               | 6.40             | 0.75 | 19,510                | 210,000               |
|                     | 14 Historic District Infill | 0.87               | 2.15             | 0.27 | 2,323                 | 25,000                |
|                     | 15 Historic District Infill | 1.06               | 2.62             | 0.35 | 3,716                 | 40,000                |
|                     | 16 Partner Parcel           | 1.85               | 4.56             | 0.35 | 6,503                 | 70,000                |
|                     | 17 Historic Dist Reno       | 1.72               | 4.26             | N/A  | 4,181                 | 45,000                |
|                     | 18 C.Air & Space Cntr.      | 5.70               | 14.09            | 0.81 | 46,452                | 500,000               |
|                     | 19 Preserve                 | 8.70               | 21.50            | N/A  | N/A                   | N/A                   |
|                     | X No Change (H D)           | N/A                | N/A              | N/A  | 869                   | 9,355                 |
|                     | <b>Sub Total</b>            | <b>64.7</b>        | <b>159.9</b>     |      | <b>347,457</b>        | <b>3,740,000</b>      |
| Eastside / Airfield | 1 A/C Control Tower         | 0.19               | 0.46             | 0.60 | 1,114.8               | 12,000                |
|                     | 2 Preserve                  | 9.82               | 24.26            | N/A  | N/A                   | N/A                   |
|                     | 3 Open Space                | 59.53              | 147.11           | N/A  | N/A                   | N/A                   |
|                     | X No Change                 | 25.03              | 61.84            | N/A  | 79,862.8              | 859,636               |
|                     | <b>Sub Total</b>            | <b>94.6</b>        | <b>233.7</b>     |      | <b>80,978</b>         | <b>871,636</b>        |
|                     | A CANG Master Plan (EA) **  |                    |                  |      |                       |                       |
| Bay View            | 1 Housing                   | 9.33               | 23.06            | 1.19 | 111,019               | 1,195,000             |
|                     | 2 Education Reserve         | 0.93               | 2.30             | 0.48 | 4,459                 | 48,000                |
|                     | 3 NASA Reserve              | 2.05               | 5.06             | N/A  | N/A                   | N/A                   |
|                     | 4 Recreation                | 1.63               | 4.02             | N/A  | N/A                   | N/A                   |
|                     | 5 Recreation                | 2.98               | 7.37             | N/A  | N/A                   | N/A                   |
|                     | 6 Preserve                  | 6.16               | 15.22            | N/A  | N/A                   | N/A                   |
|                     | 7 Preserve                  | 4.81               | 11.89            | N/A  | N/A                   | N/A                   |
|                     | 8 Open Space                | 2.57               | 6.35             | N/A  | N/A                   | N/A                   |
|                     | 9 Open Space                | 0.90               | 2.23             | N/A  | N/A                   | N/A                   |
|                     | 10 Open Space               | 4.52               | 11.17            | N/A  | N/A                   | N/A                   |
|                     | 11 Open Space               | 3.02               | 7.46             | N/A  | N/A                   | N/A                   |
|                     | <b>Sub Total</b>            | <b>38.9</b>        | <b>96.1</b>      |      | <b>115,478</b>        | <b>1,243,000</b>      |
| Total               |                             |                    |                  |      | <b>821,662</b>        | <b>8,844,294</b>      |
|                     | A CANG Master Plan(EA) **   | 44.52              | 110.00           | N/A  | 6,020                 | 64,800                |
|                     | Existing CANG Facilities    | N/A                | N/A              | N/A  | 20,717                | 223,000               |

\* "Preapproved pursuant to the 1994 NASA/MFA Environmental Assessment - Comprehensive Use Plan"

\*\* "Preapproved pursuant to the CANG EA Master Plan - Square footage not included in totals"



FIGURE 5.1-1

MITIGATED  
ALTERNATIVE FIVE

**LEGEND:**

- Partner Parcel
- Community Support
- University Reserve
- NASA Reserved
- Recreation
- Relocated AT Control Tower
- Housing - Bay View
- Housing - NRP
- California Air and Space Center
- Historic District Infill
- Historic District Renovation
- Historic Buildings
- Computer Museum
- Supporting Retail
- Light Rail
- Preserve (Burrowing Owl)
- Open Space
- Wetlands
- Fence Line

Denotes Parcel Number as Noted on Table 5.1-1

- Ames Campus
- NASA Research Park
- Eastside / Airfield
- Bay View

\* A portion of Building 19 will remain offices

## 2. Bay View Area

To accommodate additional housing, the following changes would be made to Alternative 5 in the Bay View Area:

- The land area of Bay View Parcel 1, which is designated for housing development, would be increased, as would the parcel's allowed FAR. This would create the potential for a significantly larger housing development on the parcel.
- The land area of Bay View Parcel 2 would be decreased, resulting in a smaller development potential.
- Despite the increase in housing potential, there would still be room to increase the buffer between the wetlands and development, as required in Mitigation Measure BIO-19 as added in this Final EIS. The buffer area would be increased by distributing the open space in Parcel 10 in a new configuration, while leaving Parcel 10's land area the same.

## 3. Other Areas

The changes to the Bay View would result in a small decrease to the area of Ames Campus Parcel 1. This would not, however, reduce the expected build-out of the Ames Campus.

Otherwise, proposed land uses for the Eastside/Airfield and the Ames Campus area would not be affected by the implementation of Mitigation Measure SOCIO-1b.

### *B. Potential Housing and Population*

Table 5.1-2 provides a summary of the potential unit counts and population that would be accommodated in both the NRP and Bay View areas with the changes to Alternative 5 described above.



NASA AMES RESEARCH CENTER  
NASA AMES DEVELOPMENT PLAN  
FINAL PROGRAMMATIC ENVIRONMENTAL IMPACT STATEMENT  
ANALYSIS OF MITIGATED ALTERNATIVE 5

TABLE 5.1-2 **ALTERNATIVE 5 WITH HOUSING MITIGATION - POTENTIAL HOUSING, POPULATION AND PARKING**

| Location       | Parcel Area |       | FAR  | Developable<br>Area (sf) | Housing<br>Type | Square Feet per<br>Housing Type | Number<br>of Units | Persons/<br>Unit | Population | Parking<br>Calculations |
|----------------|-------------|-------|------|--------------------------|-----------------|---------------------------------|--------------------|------------------|------------|-------------------------|
|                | (ha)        | (Ac)  |      |                          |                 |                                 |                    |                  |            |                         |
| NRP Area:      |             |       |      |                          |                 |                                 |                    |                  |            |                         |
| Building 19    | NA          | NA    | NA   | 138,000                  | Dorm            | 600                             | 160                | 2                | 320        | 216                     |
| Building 20    | NA          | NA    | NA   | 30,000                   | Dorm            | 150-250                         | 60                 | 1                | 60         | 81                      |
| Parcel 6       | 3.69        | 9.42  | 1.15 | 472,000                  | Dorm/Apt.       | 800                             | 590                | 2                | 1,180      | 796                     |
| NRP Total      |             |       |      | 648,000                  |                 |                                 | 810                |                  | 1,560      | 1,093                   |
| Bay View Area: |             |       |      |                          |                 |                                 |                    |                  |            |                         |
| Parcel 1       | 9.33        | 23.06 | 1.19 | 1, 195,000               |                 |                                 |                    |                  |            |                         |
|                |             |       |      |                          | Townhome        | 1,300                           | 250                | 2.99             | 748        | 337                     |
|                |             |       |      |                          | Apartment       | 1,000                           | 870                | 2.99             | 2,601      | 1,174                   |
| Bay View Total |             |       |      | 1,243,000                |                 |                                 | 1,120              |                  | 3,349      | 1,511                   |
| TOTAL          |             |       |      | 1,891,000                |                 |                                 | 1,930              |                  | 4,909      | 2,604                   |

Notes:

1. Building 19 is within NRP Parcel 12. Building 20 is within NRP Parcel 12a.
2. Building 19 was under office use in Alternative 5 as analyzed in the Draft Programmatic EIS.
3. Building height in NRP Parcel 6 would range from 3-4 stories depending on the layout and parking. A parking structure would be required at this density.
4. Building heights in Bay View Parcel 1 would range from 4-5 stories depending on the layout and parking.
5. Parking calculations are based on the following equation: ((number of units x 1.25) + 1 visitor for every 10 units)

**Table 5.1-2 is based on the following assumptions regarding the types of units that might be built under the NADP:**

- All housing in the NRP would be student apartments and dormitories, with both one and two person units. Building 19 and the new housing to be constructed in Parcel 6 would be developed with 600- to 800-square foot student apartment units holding two students or employees each. Building 20 would contain one-person units of 150 to 250 square feet.
- Townhomes to be built in the Bay View area would be increased in size over those assumed for Alternative 5 in the DPEIS, with 1,300-square foot units instead of 1,200-square foot units.
- In addition to the townhomes, Bay View housing would include apartments, which would be 1,000-square foot units.

**The amount of housing that could be built with these changes would differ from that originally proposed under Alternative 5 in several ways:**

- In the NRP area, 810 dormitory units would be provided, as compared to 290 under Alternative 5 without mitigation.
- In the Bay View area, 1,120 townhomes and apartment units would be provided, as compared to 750 under Alternative 5 without mitigation.
- The total number of housing units in both areas would be 1,930 units, as compared to 1,040 units proposed under Alternative 5 without mitigation.

The resulting housing population in the NRP and Bay View areas would be 4,909 people. Of these, 1,560 would live in student apartments and dormitories in the NRP area, 748 would live in townhomes in the Bay View area, and the remaining 2,601 would live in apartments in the Bay View area.

As shown in Table 5.1-3, the total NRP-based employees and students would be 1,560. The total Bay View-based employees and students would be 1,400.

TABLE 5.1-3 **EMPLOYEE/STUDENT CAPTURE**

|                       | Housing<br>Type | Number<br>of Units | Persons<br>Per Unit | Total<br>Population |
|-----------------------|-----------------|--------------------|---------------------|---------------------|
| <b>NRP Area:</b>      |                 |                    |                     |                     |
| Building 19           | Dormitory       | 160                | 2                   | 320                 |
| Building 20           | Dormitory       | 60                 | 1                   | 60                  |
| Parcel 6              | Dormitory       | 590                | 2                   | 1,180               |
| Total NRP             |                 |                    |                     | 1,560               |
| <b>Bay View Area:</b> |                 |                    |                     |                     |
|                       | Townhome        | 250                | 1.25                | 313                 |
|                       | Apartment       | 870                | 1.25                | 1,088               |
|                       | Dormitory       | 0                  | 2                   | 0                   |
| Total Bay View        |                 |                    |                     | 1,400               |
| <b>TOTAL</b>          |                 |                    |                     | <b>2,960</b>        |

### *C. Employee and Student Capture*

The student apartments and dormitories in the NRP area would be open only to students and employees at ARC. Townhomes and apartments and in the Bay View would be open to families in which at least one adult is an employee or student at ARC, but it is reasonable to assume that at least some of the Bay View housing would accommodate households in which two people work or study at ARC.

For planning purposes, NASA assumes that an average of 1.25 employees or students would live in each Bay View housing unit. This assumption is based on actual surveyed conditions at the Presidio in San Francisco, which is the best comparison data available. See Section 5.2 for more details on the expected demand.

Based on these assumptions, the housing that would be built under Alternative 5 with the modifications to accommodate Mitigation Measure SOCIO-1b would accommodate a total of 2,960 ARC employees and students, as shown in Table 5.1-3.



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